

PETITION FOR ZONING VARIANCE 84-15-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 to allow a side and rear yard setback of 4' instead of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The existing set back requirements for a BR zone prevent the best use of the property and thereby prevent development. In order to get the best use of the present zoning, it is necessary to apply for this variance.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Tony Petronelli
(Type or Print Name)
Signature
9507 Buckhorn Road
Address
Baltimore, Maryland 21234
City and State

Legal Owner(s):

Raymond N. Driver
(Type or Print Name)
Signature
N/A
(Type or Print Name)
N/A
Signature

Attorney for Petitioner:

John C. Themelis
(Type or Print Name)
Signature
4610 Eastern Avenue
Address
Baltimore, Maryland 21224
City and State
Telephone No.: 276-5194

1603 Hopewell Ave., 668-8818
Address
Baltimore, Maryland 21222
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John C. Themelis
Name
4610 Eastern Avenue
Address
Baltimore, Md. 21224
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of June, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of July, 1983, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Back River Rd., 128' N of
Centerline of Hopewell Ave.,
15th District : OF BALTIMORE COUNTY

RAYMOND N. DRIVER, Petitioner: Case No. 24-15-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 24th day of June, 1983, a copy of the foregoing Order was mailed to John C. Themelis, Esquire, 4610 Eastern Avenue, Baltimore, MD 21224, Attorney for Petitioner; and Mr. Tony Petronelli, 9507 Buckhorn Road, Baltimore, MD 21234, Contract Purchaser.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
To: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 84-15-A
SUBJECT: Raymond N. Driver

Date: July 1, 1983

This proposal must be processed through the County Review Group. It is suggested that the petitioner schedule a meeting with the C.R.G. prior to the final adjudication of the subject zoning petition; otherwise, there can be no assurance that a plan approved through the zoning process would meet C.R.G. approval.

This office is concerned with the apparent traffic problems that would result from access to this site for the subject proposal. Further, for too little landscaping has been provided for on the plan.

Norman E. Gerber per J. Hession
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:lc

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 30, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John C. Themelis, Esquire
4610 Eastern Avenue
Baltimore, Maryland 21224

RE: Item No. 229 - Case No. 84-15-A
Petitioner - Raymond N. Driver
Variance Petition

Dear Mr. Themelis:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This vacant property, located on the east side of Back River Road between Homberg and Hopewell Avenues is bounded by a carwash operation to the north and a service station to the south.

In view of your client's proposal to construct a commercial building on this property with part of the building fronting on Back River Neck Road and part fronting towards the southeast property line, this variance hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Esq.
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Md. 21204

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. RISTEL R.E.
DIRECTOR

June 3, 1983

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #229 (1982-1983)
Property Owner: Raymond N. Driver
E/S Back River Neck Rd. 128' N. from Centerline
of Hopewell Avenue
Acres: 0.93 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 229 (1982-1983).

Very truly yours,

Robert M. Hession
Robert M. Hession, P.E., Chief
Bureau of Public Services

RAM:EM:FWR:ss

1-SE Key Sheet 6 NE 32 Pos. Sheet
NE 2 H Topo 97 Tax Map

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550

STEPHEN E. COLLINS
DIRECTOR

June 22, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 229 -ZAC- Meeting of May 10, 1983
Property Owner: Raymond N. Driver
Location: E/S Back River Road 128'
Existing Zoning: B.R.-CS-2, B.R. & D.R. 5.5
Proposed Zoning: Variance to permit a side yard setback of 4' in lieu of the required 30'

Acres: 0.93
District: 15th

Dear Mr. Hammond:

The entrance to this site is located at the best possible position, traffic congestion can be expected due to the nearness of this intersection of Homberg Avenue and Back River Neck Road.

Michael S. Flahigan
Michael S. Flahigan
Traffic Engineer Assoc. II

MSF/ccm

NOTE: TRAFFIC SIGNAL WIRING ALONG BACK RIVER NECK ROAD.

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3900

TED LAESCHI, JR.
DIRECTOR

May 17, 1983

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 229 Zoning Advisory Committee Meeting May 10, 1983 are as follows:

Property Owner: Raymond N. Driver
Location: E/S Back River Rd. 128' N. from centerline of Hopewell Avenue
Existing Zoning: B.R.-CS-2, B.R. & D.R. 5.5
Proposed Zoning: Variance to permit a sideyard setback of 4' in lieu of the required 30'

Acres: 0.93
District: 15th

The items checked below are applicable:

- ☒ All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged and other applicable Codes.
- ☒ A building and other miscellaneous permits shall be required before beginning construction.
- ☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- ☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☒ An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line. See Table L01, line 2, Section 1407 and Table L02.
- ☒ Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- ☒ A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- ☒ Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed con comply with the height/area requirements of Table 505 and the required construction classification of Table L01.
- ☒ Comments: Comply with Section 1414.0, show ramps, curb cuts, signs, etc., in compliance with the State Handicapped Code. N/W wall shall comply with fire rating in Table L01 for the type of construction used.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rj

FORM 01-52

ORDER RECEIVED FOR FILING

DATE August 2, 1983
BY Mary Catherine (Cathy)
Hammock, Zoning Commissioner

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of August, 1983, that the herein Petition for Variance(s) to permit a side and rear yard setback of 4 feet in lieu of the required 30 feet for the expressed purpose of constructing a retail shopping building, in accordance with the site plan prepared by Paul Lee Engineering, Inc., dated April 20, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the Baltimore County parking requirements.
2. The building shall not exceed 10,000 square feet.
3. Landscaping shall be provided in accordance with a plan approved by Current Planning and Development Division.
4. Approval of the aforementioned site plan by the County Review Group (C.R.G.), the Department of Public Works, and the Office of Planning and Zoning. The site plan may be revised to comply with C.R.G. requirements.

John M. H. Jung
Deputy Zoning Commissioner of Baltimore County

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance
LOCATION: East side of Back River Road, 128 ft. North of the centerline of Hopewell Avenue
DATE & TIME: Tuesday, July 12, 1983 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow a side and rear yard setback of 4 ft. instead of the required 30 ft.

The Zoning Regulation to be excepted as follows:
Section 238.2 - side and rear yard setback in B.R. zone

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Raymond N. Driver, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 12, 1983 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Paul Lee P.E.

Paul Lee Engineering, Inc.
308 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5361

DESCRIPTION

0.93 ACRE PARCEL - #101 BACK RIVER ROAD - FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the East side of Back River Road, said point being located Northerly 128 feet ± from the center of Hopewell Avenue, thence binding on the east side of Back River Road by a curve to the right (1) with a radius of 5244.04 feet for a distance of 113.98 feet, thence leaving said East side of Back River Road (2) N 30°13'43" E 378.04 feet thence (3) S 60°00'57" E 99.91 feet thence (4) S 30°13'43" W 433.11 feet to the East side of Back River Road and the point of beginning.

Containing 0.93 acres of land, more or less, and known as No. 101 Back River Road, Baltimore County, Maryland.



Revised Description
Item 225
6/1/83

Engineers - Surveyors - Site Planners Rev. 6/1/83

June 8, 1983
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 229, Zoning Advisory Committee Meeting of May 10, 1983

Property Owner: Raymond N. Driver

Location: E/S Back River Rd District 15th

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- (✓) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (✓) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- (✓) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- (✓) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- (✓) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- (✓) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- (✓) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- (✓) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 229
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
{ } The results are valid until
{ } Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 15-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (✓) Others If a plan is required to be submitted to the County Review Group for review, a Hydrogeological Study and an Environmental Effects Report will be required.

John M. H. Jung
Deputy Zoning Commissioner
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1082 (2) (1) (2)
1108



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JADON
ZONING COMMISSIONER

August 3, 1983

John C. Themelis, Esquire
4610 Eastern Avenue
Baltimore, Maryland 21224

RE: Petition for Variance
E/S of Back River Rd., 128' N of the center line of Hopewell Ave. - 15th Election District
Raymond N. Driver - Petitioner
NO. 84-15-A (Item No. 229)

Dear Mr. Themelis:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
John M. H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc
Attachments

cc: John W. Hession, III, Esquire
People's Counsel

John C. Themelis, Esquire
4610 Eastern Avenue
Baltimore, Md. 21224

Paul Lee Engineering, Inc.
308 W. Pennsylvania Ave.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of June, 1983

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Raymond N. Driver
Petitioner's Attorney: John C. Themelis, Esq. Reviewed by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

September 14, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Raymond N. Driver

Location: E/S Back River Road 128' N. from centerline of Hopewell Avenue

Item No.: 229 Zoning Agenda: Meeting of May 10, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comment, at this time.

REVIEWER: *John M. H. Jung* *George M. Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mh/cm

7/12/83
84-15-A

PETITION FOR VARIANCE
FOR ZONING DISTRICT
LOCATION: East side of Back River Road, 128' N. of the intersection of Hopewell Avenue.
DATE & TIME: Tuesday, July 12, 1983 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for variance at the time and place specified herein.
Petition for Variance to allow a side and rear yard setback of 5 ft. instead of the required 10 ft. The zoning regulation to be changed is Section 232.2 - side and rear yard setback in R-1 zone.
All that parcel of land in the 15th District of Baltimore County, beginning for the same at a point on the East side of Back River Road, said point being located 128 feet S. from the center of Hopewell Avenue, thence bounding on the East side of Back River Road (2) a 50'00" arc of a circle with a radius of 250'00" feet for a distance of 157'08" feet, then S 89° 05' 57" W 423.11 feet to the East side of Back River Road and the point of beginning.
Containing 0.93 acres of land, more or less, and known as the 101 Back River Road, Baltimore County, Maryland.
Being the property of Raymond N. Driver, as shown on plat filed with the Zoning Department.
Hearing Date: Tuesday, July 12, 1983 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
WILLIAM E. HAMMOND
Zoning Commissioner
Baltimore County
June 21, 1983

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 23, 1983
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time, before the 12th day of July, 1983, the 23rd day of June, 1983.

THE JEFFERSONIAN,
L. L. Smith, Manager.

Cost of Advertisement, \$ 21.00

Petition For Variance

15TH ELECTION DISTRICT
ZONING: Petition for Variance
LOCATION: East side of Back River Road, 128' N. of the intersection of Hopewell Avenue.
DATE & TIME: Tuesday, July 12, 1983 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for variance at the time and place specified herein.
Petition for Variance to allow a side and rear yard setback of 5 ft. instead of the required 10 ft. The zoning regulation to be changed is Section 232.2 - side and rear yard setback in R-1 zone.
All that parcel of land in the 15th District of Baltimore County, beginning for the same at a point on the East side of Back River Road, said point being located 128 feet S. from the center of Hopewell Avenue, thence bounding on the East side of Back River Road (2) a 50'00" arc of a circle with a radius of 250'00" feet for a distance of 157'08" feet, then S 89° 05' 57" W 423.11 feet to the East side of Back River Road and the point of beginning.
Containing 0.93 acres of land, more or less, and known as the 101 Back River Road, Baltimore County, Maryland.
Being the property of Raymond N. Driver, as shown on plat filed with the Zoning Department.
Hearing Date: Tuesday, July 12, 1983 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
WILLIAM E. HAMMOND
Zoning Commissioner
Baltimore County
June 21, 1983

The Times

Middle River, Md., June 23, 1983
This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 23rd day of June, 1983.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 6/24/83
Posted for: Petition for Variance
Petitioner: Raymond N. Driver
Location of property: E/S Back River Rd., 128' N. of Hopewell Ave.
Location of Signs: Front of property (facing Back River Rd.)
Remarks: See 2nd column
Posted by: Wm. E. Hammond
Number of Signs: 2 Date of return: 6/27/83

John C. Themelis, Esquire
4610 Eastern Avenue
Baltimore, Maryland 21224

NOTICE OF HEARING

Re: Petition for Variance
E/S of Back River Rd., 128' N of the
c/l of Hopewell Ave.
Raymond N. Driver - Petitioner
Case No. 84-15-A

TIME: 10:30 A.M.

DATE: Tuesday, July 12, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

cc: Tony Petronelli
9507 Buckhorn Road
Baltimore, Maryland 21234

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 117338

DATE: 7-12-83 ACCOUNT: R-01-615-022
AMOUNT: 100.00
RECEIVED: July 12, 1983
FOR: Petition for Variance
Case 84-15-A
B 122*****1005010 8265A

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 30, 1983

John C. Themelis, Esquire
4610 Eastern Avenue
Baltimore, Maryland 21224

Re: Petition for Variance
E/S Back River Rd., 128' N of the
c/l of Hopewell Avenue
Raymond N. Driver - Petitioner
Case No. 84-15-A

Dear Mr. Themelis:

This is to advise you that \$53.93 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

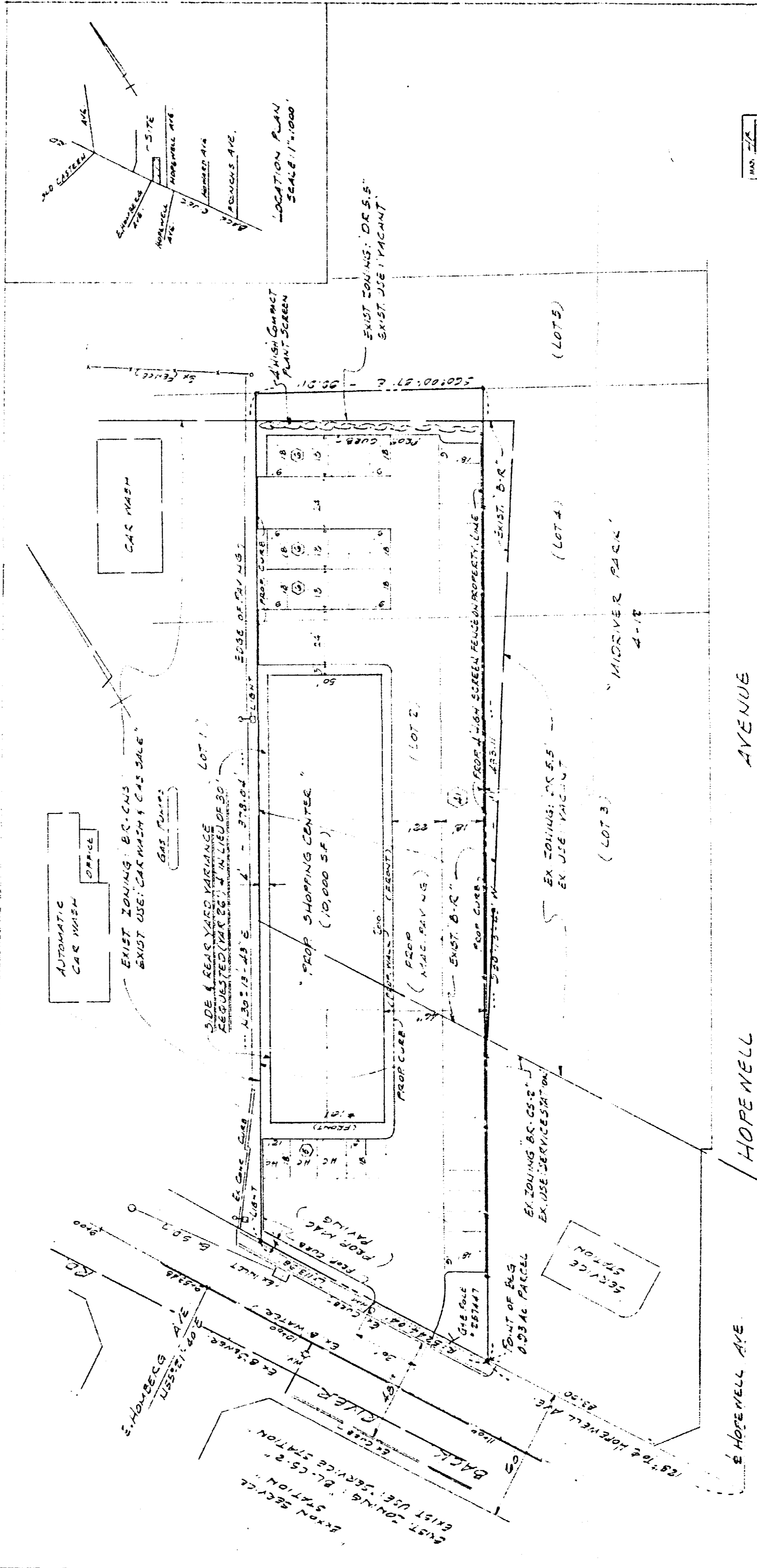
Very truly yours,

Wm. E. Hammond
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119414

DATE: 7-12-83 ACCOUNT: R-01-615-020
AMOUNT: \$53.93
RECEIVED: July 12, 1983
FOR: Petition for Variance
Case 84-15-A
B 073*****539310 8126A



GENERAL NOTES
1. TOTAL AREA OF SITE
2. EXISTING ZONING OF PROPERTY - BR-CS-2, B-R-1, D-R-5
3. EXISTING USE OF PROPERTY - VACANT
4. PROPOSED ZONING OF PROPERTY - BR-CS-2, B-R-1, D-R-5
5. PROPOSED USE OF PROPERTY - SHOPPING CENTER
6. NUMBER OF PARKING SPACES REQUIRED - 10,000 SF / 200 = 50 RS
7. NUMBER OF PARKING SPACES SHOWN - 50 RS
8. PROPOSED LOT LAYOUT IN ACCORDANCE WITH BALT. CO. SPEC.
9. PROPOSED LOT LAYOUT IN ACCORDANCE WITH BALT. CO. SPEC.
10. PROPERTY IS LOCATED IN MIDDLE RIVER, MARYLAND
11. PETITIONER IS REQUESTING A VARIANCE TO SECTION 232.2
OF THE ZONING REGULATION TO ALLOW A SIDE AND REAR YARD
VARIANCE OF 5' INSTEAD OF THE REQUIRED 10' (A VARIANCE OF 5').



Wm. E. Hammond, Esquire
111 W. Chesapeake Ave.
Towson, Maryland 21204

PETITIONER'S
EXHIBIT